

The PERSONAL Agent

Henbit Close, Tadworth

Guide Price £225,000

Henbit Close

Tadworth

- Cul de sac location
- Two bedrooms
- Excellent storage
- No onward chain
- Modern kitchen
- Stair lift
- Parking
- First floor retirement apartment for people aged 55 and over

Located in the highly sought after Rowan Mead retirement development in Epsom Downs, this well presented two bedroom first floor apartment offers peaceful and independent living for those aged 55 and over within a friendly, well maintained community.

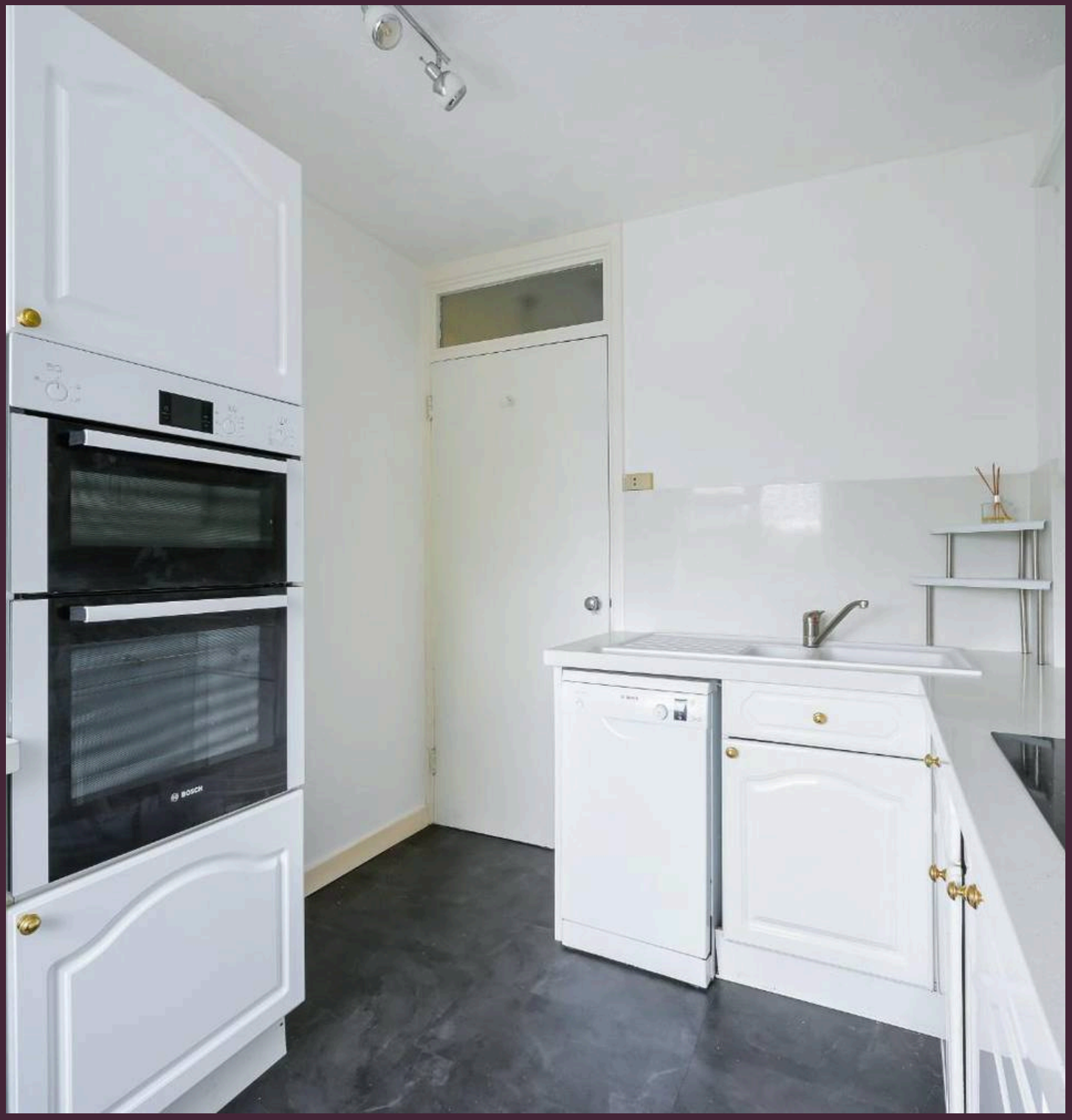
Designed with comfort and security in mind, Rowan Mead provides a welcoming environment where residents can enjoy their independence while benefiting from a supportive setting and attractive communal surroundings, all in a superb Downs location.











Description

Nestled within a highly regarded retirement community in the heart of Tadworth, this ground floor apartment offers a rare opportunity for those seeking a peaceful and secure living environment, complete with an on site manager and no onward chain.

The property features a spacious reception room, two well proportioned bedrooms, a family bathroom, and a fitted kitchen.

Residents can also enjoy the beautifully maintained wrap-around communal gardens, providing a tranquil outdoor setting.

For added convenience, the apartment benefits from a private storage room, attached bin store, communal laundry facilities, and plentiful parking for both residents and guests.

Maintenance and security are maintained to a high standard by the on-site Manager, with a 24/7 central alarm system available for emergency assistance.

A welcoming community atmosphere is encouraged through regular social gatherings arranged for residents.



Tattenham Corner is situated just yards from Epsom Racecourse, the home of the world-famous Epsom Derby.

The area enjoys the stunning open spaces of Epsom Downs, offering miles of scenic countryside that is particularly popular with dog walkers, joggers and hikers who appreciate the fresh air and panoramic views.

Excellent transport connections include rail services into London Bridge and London Victoria, as well as convenient road and bus links to Epsom, Sutton and Banstead, plus easy access to the M25 motorway.

Locally, residents benefit from a wide range of everyday amenities including shops, cafés and restaurants, pubs, a Co-op supermarket, petrol station, post office, doctor's surgery and library.

For more extensive retail and leisure facilities, Epsom town centre is located approximately four miles away, providing comprehensive shopping and entertainment options.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





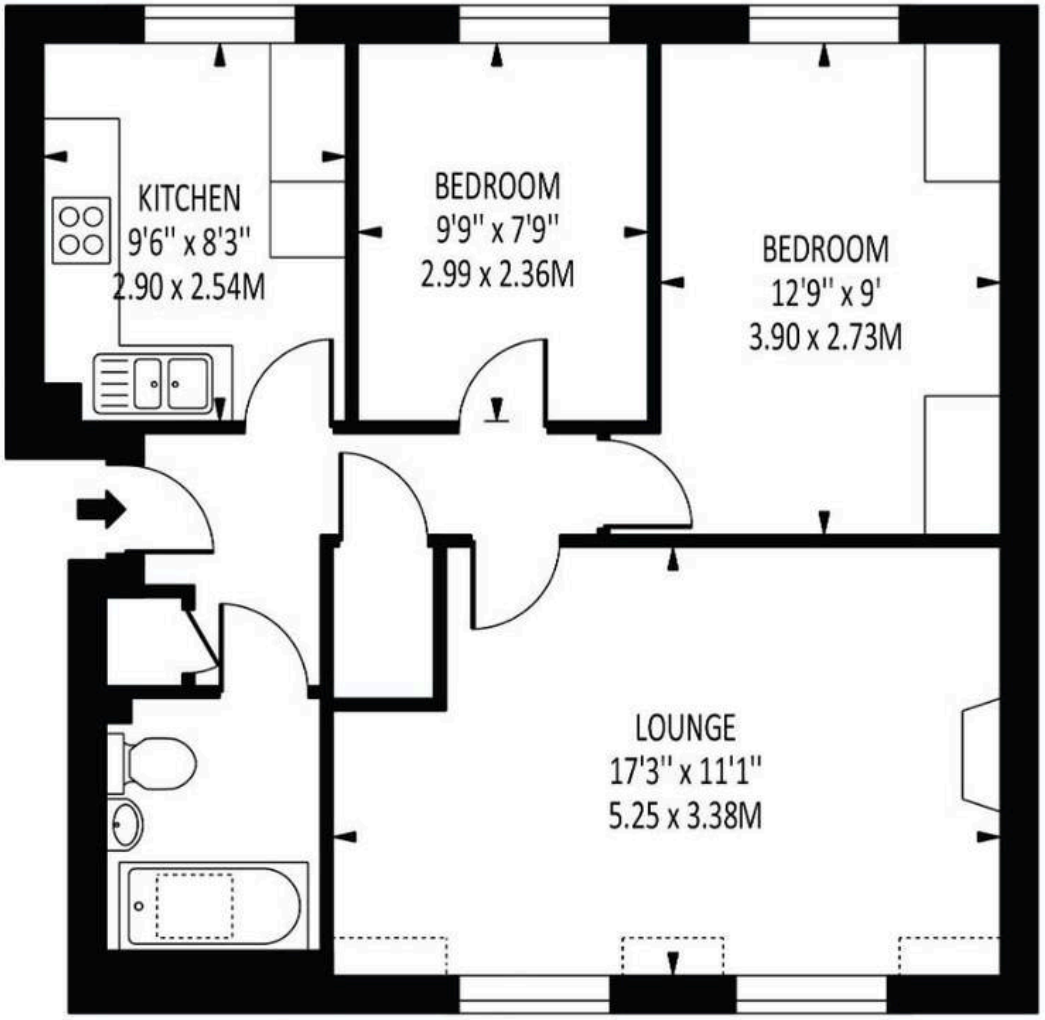




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Rowan Mead

Total Area: 584 SQ FT • 54.26 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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